

## Village of Germantown Hills Zoning Board of Appeals

April 13, 2021 Meeting/Public Hearing 6:00 p.m.

### Barb Primm-Special Use Permit

2021-02

**1. Call to Order/Roll Call-**Presiding Chairman Justin Roberts called the meeting to order at 6:00 p.m. and roll call was taken.

ZBA Members	RC	1	2	3
Randy Nash	A	-	-	-
Wayne Moses	P	Y	Y	Y
Justin Roberts	P	Y	Y	Y
Ron Schneider	P	Y	Y	Y
Ed Rainville	P	Y	Y	Y
Julie Mawazini	P	Y	Y	Y

Justin Roberts opened the public hearing. Anyone wishing to speak will be heard.

Barb Primm was sworn in.

**2. Public Hearing to consider the application submitted by Barbara Primm for her building located at 109 Elizabeth Pointe Drive for a mixed-use Special Use Permit to allow residential and commercial uses within the same building.**

Barb Primm explained she initially built the building for a photography studio and the upstairs was intended to be for office space. The way the second floor is setup is that it can be used as an apartment as there's a kitchen. Barb noted the space has its own entry separate from the commercial space and there's a hair salon on the main floor along with other spaces available for rent.

The proposed residential space is approximately 1,000 square feet.

Ann Sasso read the requirements that need to be met for the Mixed-Use Special Use Permit as follows:

-Residential uses are allowed on the second floor or higher floors. A separate access shall be provided to the residential use.

-There shall be no outside storage of goods, materials, or products.

-Residential occupancy per dwelling unit shall be limited to one family and not more than two (2) roomers or boarders.

-The minimum habitable floor area per dwelling unit shall be nine hundred (900) square feet for single-family dwellings

-Each dwelling unit shall be provided with a minimum of two (2) off street parking spaces located on the same lot or tract of land as the dwelling served

Barb Primm stated she met all the requirements.

A motion was made by Ed Rainville to recommend to the Village Board the approval of a Special Use Permit application submitted by Barbara Primm for her building located at 109 Elizabeth Pointe Drive for a mixed-use Special Use Permit to allow residential and commercial uses within the same building. The motion was seconded by Wayne Moses. **Motion passed #1.**

Ann Sasso stated the recommendation will go to the Village Board for their consideration at their meeting on April 15<sup>th</sup> at 6:00 p.m.

**3. Minutes Approval-March 16, 2021**-A motion was made by Ed Rainville to approve the March 16, 2021 Zoning Board of Appeals minutes. The motion was seconded by Justin Roberts. **Motion passed #2.**

**4. Adjournment**-A motion was made by Ron Schneider to adjourn the meeting at 6:09 p.m. The motion was seconded by Wayne Moses. **Motion passed #3.**

Ann Sasso, Village Clerk